



Staff Report PC16-005-DP

RPM Machinery Indy- Development Plan

Docket PC-016-005-DP – Development Plan – RPM Machinery Indy. The petitioner is requesting approval of a Development Plan to be known as RPM Machinery Indy. The subject property is currently zoned GB and 4.8 acres. The Technical Advisory Committee (TAC) reviewed the plans on 2/16/2016. The project engineer is Innovative Engineering. A Variance for unpaved surface



History

Whitestown Crossing III is 26 acres of land intended for light commercial and professional building construction. Whitestown Crossing III was platted through the Whitestown Plan Commission in 2014.

Whitestown Crossing I (located at the SW corner of SR 267 and I-65) was approved while under the jurisdiction of Boone County.

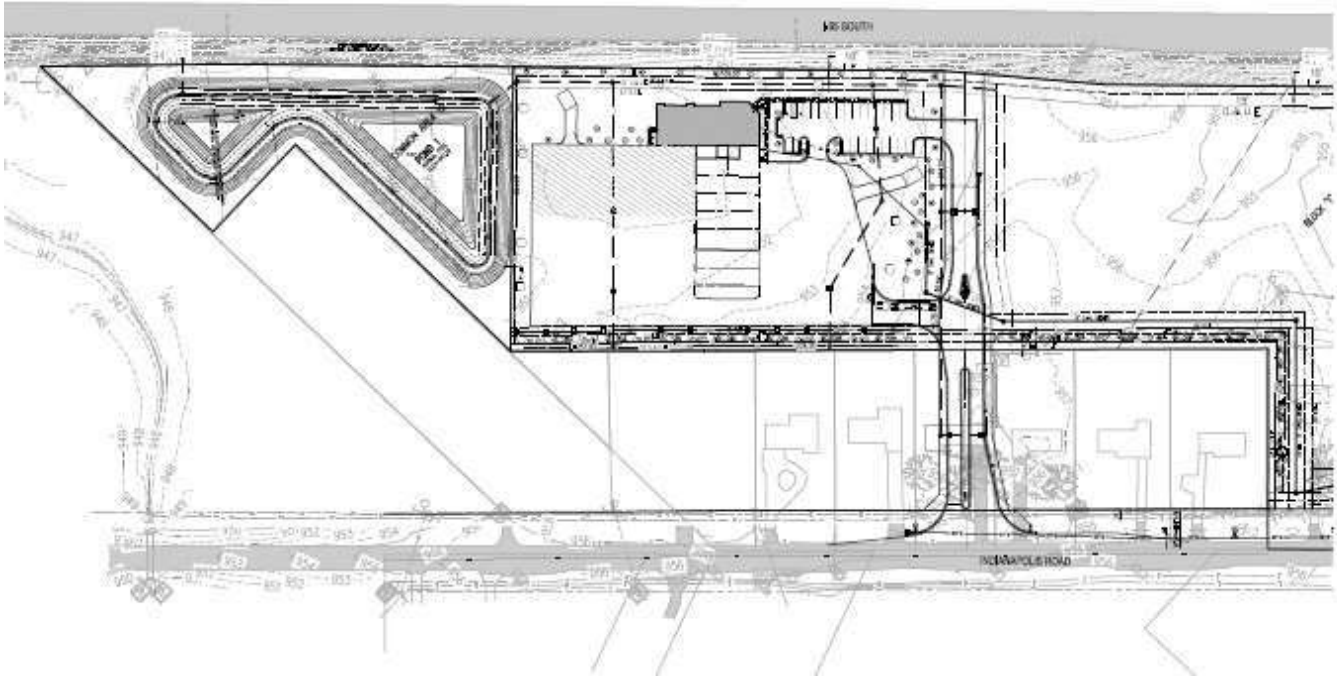
Whitestown Crossing II (located at the NW corner of SR 267 and Indianapolis Rd) was approved by the WPC in June 2011.

Concept Plan approval January 2016 from WPC. Commission encouraged Petitioner to continue conversation with affected neighbors to remedy concerns. Petitioner held public meeting with neighbors 2/11/2016.

Proposed Development

The proposed development is 4.8 acres of GB zoned land northwest of CR 400S between Indianapolis Road and I-65. RPM Machinery is farm equipment and machinery sales facility. With limited outside storage, all equipment maintenance and minor repairs will be inside the building. Surface drainage, utilities, water and sewer will be extended from Indianapolis Road to the site. Ingress/Egress is from an access drive off Indianapolis Road. This access road will also provide access to the site south of RPM Machinery upon development. Additional screening has been implemented in the development plan design to buffer the residential neighbors and the site.

The proposed development plan for this site is shown below:



Compliance

The proposed development has received Variance approval from the Whitestown BZA to allow the outside parking and storage to be unpaved with a quality crushed stone. Docket WBZA16-001-VA was approved 4-0 March 3, 2016.

Technical Advisory Committee Comments

All of the TAC comments have been addressed. Only a few minor comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Continue working with Boone County Surveyor's Office regarding drainage specific to this site.

Staff Comments

Per the WPC advice, the petitioner has met with neighboring property owners and exceed the minimum landscaping requirements and reducing unnecessary light pollution.

Staff Recommendation

Staff recommends that the WPC approve the development plan Docket PC16-005-DP RPM Machinery.